

**Subject:** RE: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

**From:** Joel Miller <jmiller@psomas.com>

**Date:** 10/20/17, 5:35 PM

**To:** Gerald Gubatan <gerald.gubatan@lacity.org>, Lali De Aztlan <lali@deaztlangroup.com>, "Dr. Fernando J. Guerra" <FG@deaztlangroup.com>

**CC:** Dave Garcia <david@sandstoneproperties.com>, Paul Garry <paul.garry@psomas.com>

Thanks, Gerald. I don't want to attend the meeting, but I am encouraged that Ken sounds like he's convinced that the site shouldn't be in the HPOZ. Once this has been confirmed, I would like to meet with Ken to see how we can help to amend the HPOZ. This will be a priority for us, but it may not be for DCP...given their workload.

Regards,

Joel

**From:** Gerald Gubatan [mailto:gerald.gubatan@lacity.org]

**Sent:** Friday, October 20, 2017 5:26 PM

**To:** Joel Miller <jmiller@psomas.com>; Lali De Aztlan <lali@deaztlangroup.com>; Dr. Fernando J. Guerra <FG@deaztlangroup.com>

**Subject:** Fwd: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: 213.473.7001  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

----- Forwarded message -----

**From:** Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)>

**Date:** Fri, Oct 20, 2017 at 5:17 PM

**Subject:** Re: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

**To:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>

Thanks, Gerald -- I don't think that's necessary. We're largely convinced on the substantive points here, but mostly have to work through some procedural issues on next steps.

Ken

	<p><b>Ken Bernstein</b>, AICP, Principal City Planner</p> <p><b>Department of City Planning</b></p> <p>Office of Historic Resources and Citywide Policy Planning</p> <p><b>T:</b> <a href="tel:2139781181">(213) 978-1181</a></p> <p><a href="http://www.cityoflosangeles.com/200-N-Spring-St.-Room-601">200 N. Spring St., Room 601</a></p> <p><a href="http://www.cityoflosangeles.com/90012">Los Angeles, CA. 90012</a></p> <p><a href="mailto:ken.bernstein@lacity.org">ken.bernstein@lacity.org</a> <a href="http://www.preservation.lacity.org">www.preservation.lacity.org</a></p> <p><a href="http://www.planning.lacity.org">www.planning.lacity.org</a></p>
---	---

On Fri, Oct 20, 2017 at 12:13 PM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Ken,

Another resource we'd be happy to invite to the discussion is Holly Kane of HRG who was the City's consultant when the Pico-Union HPOZ was created. I can see if she can attend. On the other hand, if you think it's not necessary, that's okay too.

Gerald


Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Thu, Oct 19, 2017 at 6:17 PM, Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)> wrote:

Thanks, Gerald. Yes, it's fine to invite Jenna.

Ken

	<p><b>Ken Bernstein, AICP, Principal City Planner</b></p> <p><b>Department of City Planning</b></p> <p>Office of Historic Resources and Citywide Policy Planning</p> <p><b>T:</b> <a href="tel:(213)978-1181">(213) 978-1181</a></p> <p><a href="http://www.cityoflosangeles.org/200-N-Spring-St.-Room-601">200 N. Spring St., Room 601</a></p> <p><a href="http://www.cityoflosangeles.org/los-angeles-ca-90012">Los Angeles, CA. 90012</a></p> <p><a href="mailto:ken.bernstein@lacity.org">ken.bernstein@lacity.org</a> <a href="http://www.preservation.lacity.org">www.preservation.lacity.org</a></p> <p><a href="http://www.planning.lacity.org">www.planning.lacity.org</a></p>
---	---

On Thu, Oct 19, 2017 at 10:31 AM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Ken, let's go with:

Friday, October 27, 2017  
2:00 p.m.

I'm happy to host.

Also would you feel comfortable and would it be appropriate, if we were to include Jenna Stone in the conversation. Her client is the new ownership, Sandstone Properties. However, if not, that's okay too.

See you then, Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Wed, Oct 18, 2017 at 6:53 PM, Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)> wrote:

I can do Friday the 27th either in the late morning (11:00) or 2:00 to 4:00.

On Oct 18, 2017, at 5:30 PM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Thanks Ken - I just checked and have a conflict during that time slot (in fact, a meeting with former Council Member Ed Reyes...). pretty wide open Friday 10-27th if possible.

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Wed, Oct 18, 2017 at 5:22 PM, Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)> wrote:

Yes, would next Thursday the 26th work for you, anytime between 2:00 and 4:00?

On Oct 18, 2017 4:41 PM, "Gerald Gubatan" <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hi Ken,

Do you have any available dates/time slots to pick-up the conversation on this matter?

Thank you,

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460

Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Fri, Oct 6, 2017 at 10:54 AM, Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Ken,

Are you available to meet with our office to close the loop on this question about the Pico-Union HPOZ boundary?:

**Wednesday, October 18, 2017**  
**10:00 a.m.**

That is the next available time slot for me, but hoping you'll have had an opportunity to research and evaluate the matter.

Appreciate it, Have a restful weekend,

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Wed, Sep 27, 2017 at 5:35 PM, Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Ken,

After your student professional worker has had an opportunity to complete the research and analysis, may I suggest that OHR meet with the consultant Jenna Snow to further vet the matter before OHR arrives at any particular

conclusion. Our office is happy to host a dialogue in the interest of fully vetting the issue.

Food for thought.

Thanks again,

Gerald

Sent from my iPhone

On Sep 18, 2017, at 5:11 PM, Ken Bernstein  
<[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)> wrote:

Thanks, Gerald. We're having one of our Student-Professional Workers do some research this week on the survey findings and adoption process for Pico Union and this particular property. She's hoping to wrap that up at the end of this week, so could we talk next week?

Ken

	<b>Ken Bernstein, AICP, Principal City Planner</b>
	<b>Department of City Planning</b>
	Office of Historic Resources and Citywide Policy Planning
	<b>T: <a href="tel:(213)978-1181">(213) 978-1181</a></b>
	<a href="#">200 N. Spring St., Room 601</a>
	<a href="#">Los Angeles, CA. 90012</a>
	<a href="mailto:ken.bernstein@lacity.org">ken.bernstein@lacity.org</a>
	<a href="http://www.preservation.lacity.org">www.preservation.lacity.org</a>
	<a href="http://www.planning.lacity.org">www.planning.lacity.org</a>

On Fri, Sep 15, 2017 at 11:09 AM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hi Ken,

I know your plate is too full - I wanted to follow-up on this matter re. Jenna Snow's analysis and recommendations. Perhaps if you have an available time slot sometime next week, we can discuss further by phone.

Appreciate it,

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Thu, Sep 7, 2017 at 12:35 PM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Ken,

Thank you for recently meeting with our office on a range of CD1 historic preservation issues. In terms of the Pico-Union HPOZ boundary issue, I am forwarding an electronic copy of materials, including an analysis by consultant Jenna Snow.

I know your plate is full - if you don't mind, would love to tag-base with you by, say, end of next week if at all possible - to hear your comments and feedback.

Much appreciated,

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: [213.473.7001](tel:213.473.7001)  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>